



Brokerage  
Retail Site Selection  
Investment  
Development  
Project and Construction  
Consulting

Available For Lease • OFFICE  
**2464 Byron Station Dr. SW**

Byron Center, 49315

# RARE OFFICE SPACE IN BYRON CENTER

## FULLY REMODELED SUITE W/KITCHENETTE



• SUITE C 1,200 RSF • FOR LEASE: \$14.95/RSF MDG •

• BRAND-NEW EVERYTHING, INCLUDING PRIVATE RESTROOM, FLOORING, DEMISING WALLS •

### RELOCATE YOUR BUSINESS TO BYRON CENTER

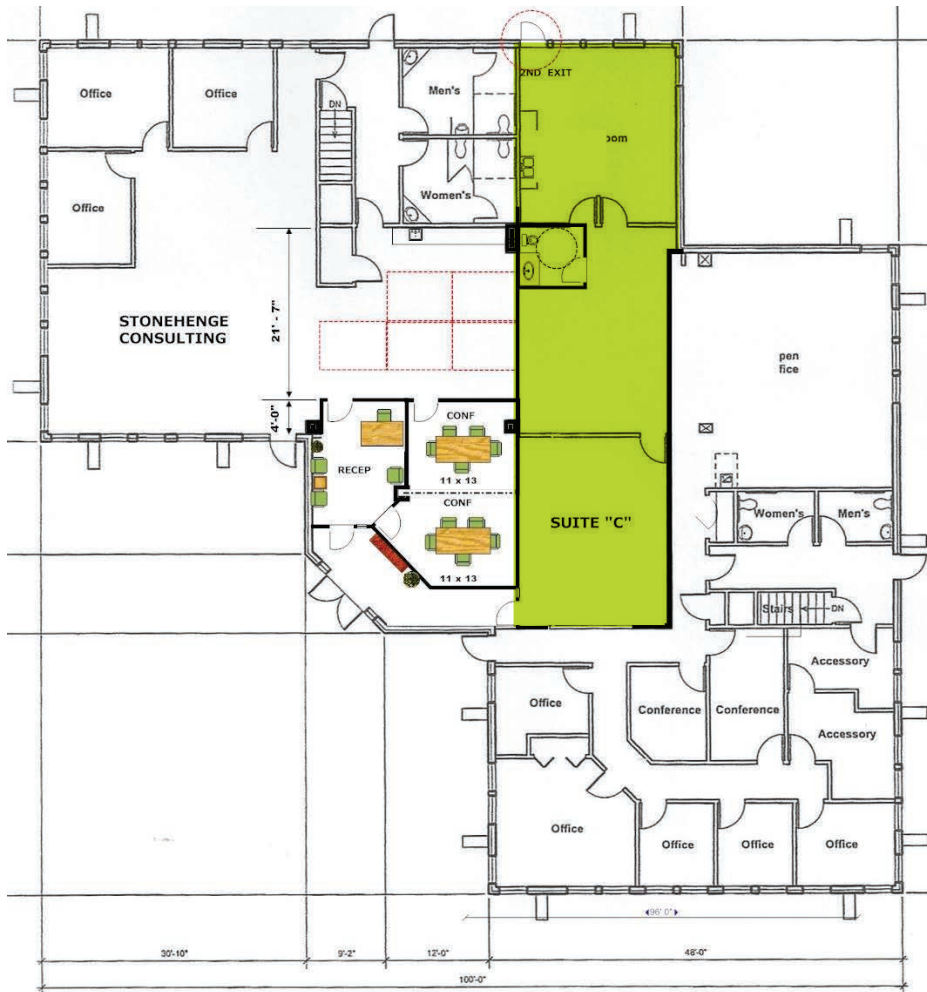
Seeking suburban office space with easy freeway access for your team? Byron Station Drive is 2.5 miles south on Byron Center Ave., making for an easy commute. This building just underwent a full cosmetic upgrade throughout, including new flooring, paint, lighting, and more and offers a clean, modern palette. Plus, you'll never have to worry about parking! This property has an ample amount of parking spaces for your employees around the perimeter of the building.







## BUILDING FLOORPLAN



## HIGHLIGHTS

- \$14.95/RSF + ELECTRIC & JANITORIAL
- IN-SUITE KITCHENETTE & PRIVATE RESTROOM
- NEWLY REMODELED INTERIORS
- UPDATED ENTRY DOORS & FLOORING
- RESEALED/RE-STRIPED PARKING LOT (2017) W/AMPLE, FREE SPOTS
- RAILSIDE GOLF CLUB ADJACENT TO PROPERTY
- 2.5 MILES FROM M-6 FREEWAY
- EASY ACCESS FOR YOUR EMPLOYEES
- OWNER-OCCUPIED

## AREA STATISTICS

- POPULATION 22,400
- MEDIAN AGE 40
- STRONG DEMOGRAPHIC OF CONSUMERS AND EMPLOYEES
- 820+ BUSINESSES
- 15,400 EMPLOYEES

## CONTACT:

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